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10 *Attorneys for Plaintiff, Deutsche Bank National Trust Company, as Trustee for the Holders of the*  
11 *First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series*  
12 *2006-FF5*

13 **UNITED STATES DISTRICT COURT**  
14 **DISTRICT OF NEVADA**

15 DEUTSCHE BANK NATIONAL TRUST  
16 COMPANY, AS TRUSTEE FOR THE  
17 HOLDERS OF THE FIRST FRANKLIN  
18 MORTGAGE LOAN TRUST 2006-FF5,  
19 MORTGAGE PASS- THROUGH  
20 CERTIFICATES, SERIES 2006-FF5., a  
21 National Association,

22 Plaintiff,

23 vs.

24 SATICOY BAY LLC SERIES 7920 CORAL  
25 POINT, a Nevada Limited Liability Company;  
26 TERRA WEST COLLECTIONS GROUP LLC  
27 d/b/a Assessment Management Services, a  
28 Nevada Limited Liability Company and  
SOUTH SHORES COMMUNITY  
ASSOCIATION, a Nevada Non-Profit Coop  
Corporation

Defendants.

Case No.: 2:17-cv-00907-RFB-GWF

**STIPULATION AND ORDER STAYING  
DISCOVERY**

Comes now, Plaintiff, Deutsche Bank National Trust Company, as Trustee for the  
Holders of the First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through  
Certificates, Series 2006-FF5 (“Deutsche”), Saticoy Bay LLC Series 7920 Coral Point, LLC

1 (“Buyer”), and South Shores Community Association (“HOA”), by and through their respective  
2 attorneys of records, and hereby agree and stipulate as follows.

- 3 1. On March 31, 2017, Deutsche filed a Complaint (Docket No. 1).
- 4 2. HOA filed a Motion to Dismiss on April 26, 2017 (Docket No. 9), which is fully  
5 briefed and pending with the Court.
- 6 3. Buyer filed a Motion to Dismiss on May 3, 2017 (Docket No. 11), which is fully  
7 briefed and pending with the Court.
- 8 4. On June 9, 2017 this Court entered a Scheduling Order relating to the discovery plan  
9 in this case (Docket No. 18), setting discovery cutoff for March 8, 2018.
- 10 5. Federal district courts have “wide discretion in controlling discovery.” *Little v. City*  
11 *of Seattle*, 863 F.2d 681, 685 (9th Cir. 1988).
- 12 6. To determine if a stay is appropriate, the court considers (1) damage from the stay;  
13 (2) hardship or inequity that befalls one party more than the other; and (3) the orderly  
14 course of justice. *See Dependable Highway Exp., Inc. v. Navigators Ins. Co.*, 498  
15 F.3d 1059, 1066 (9th Cir. 2007) (setting forth factors). Here, the factors support a  
16 stay of all proceedings based on the pending Motions to Dismiss as well as the  
17 pending certified question to the Nevada Supreme Court in *Bank of New York Mellon*  
18 *v. Star Hill Homeowners Association*, 2:16-cv-2561-RFB-PAL/Nev. S. Ct. Case No.  
19 72931<sup>1</sup>.  
20  
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24 7. The parties believe a stay is warranted because they will be able to avoid the cost of  
25 expense of continued written discovery and depositions on issues that may be  
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27 <sup>1</sup> Buyer believes the certified question relates to whether NRS §116.31168(1)’s incorporation of NRS §107.090  
28 required a homeowner’s association to provide notices of default and/or sale to persons or entities holding a  
subordinate interest even when such persons or entities did not request notice, prior to the amendments that took  
effect on October 1, 2015 (Nev. S. Ct. Case No. 72931 (Order Accepting Certified Question, Directing Briefing and  
Directing Submissions of Filing Fee, filed June 13, 2017), ECF No. 41.

1 irrelevant based on the outcomes of the pending motions and on the aforementioned  
2 certified question. Moreover, the Court will be relieved of expending further time  
3 and effort considering any discovery-related motions or protective orders.

- 4 8. The parties agree there will be no significant hardship or inequity against any party,  
5 and it is appropriate for this Court to exercise its power to grant a stay of discovery at  
6 this time. A trial date has not yet been set and the outcome of the pending motions to  
7 dismiss as well as the certified question will potentially result in resolution of the  
8 entire case.  
9

10 Based on the foregoing, IT IS HEREBY STIPULATED AND AGREED that discovery  
11 on the above-identified action should be stayed pending a decision from the Court on the  
12 pending motions to dismiss as well as the aforementioned certified question.  
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14 Consistent herewith, IT IS FURTHER STIPULATED AND AGREED that any noticed  
15 depositions are vacated, and deadlines for any pending written discovery are suspended until  
16 further order of the Court.  
17

18 IT IS SO STIPULATED.

19  
20 DATED this 11th day of January, 2018.

21 **WRIGHT, FINLAY & ZAK, LLP**

22 */s/ Robert A. Riether, Esq.* \_\_\_\_\_

23 Robert A. Riether, Esq.

24 Nevada Bar No. 12076

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26 Las Vegas, Nevada 89117

27 *Attorneys for Plaintiff, Deutsche Bank National Trust*  
28 *Company, as Trustee for the Holders of the First Franklin*  
*Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through*  
*Certificates, Series 2006-FF5*

1  
2 DATED this 11th day of January, 2018.

3 **LEACH JOHNSON SONG & GRUCHOW**

4 /s/ Ryan D. Hastings, Esq.  
5 Ryan D. Hastings, Esq.  
6 Nevada Bar No. 12394  
7 8945 W. Russell Road, Suite 330  
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9 *Attorneys for Defendant South Shores Community Association*

10 DATED this 11th day of January, 2018.

11 **GEISENDORF & VILKIN, PLLC**

12 /s/ Charles L. Geisendorf, Esq.  
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17 *Attorneys for Defendant Saticoy Bay, LLC Series 7920 Coral Point*

18 **ORDER**

19 **IT IS SO ORDERED.**

20 Dated this 12th day of \_\_\_\_January\_\_\_\_, 2018.

21   
22 \_\_\_\_\_  
23 UNITED STATES MAGISTRATE JUDGE  
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